



Longlands, Hemel Hempstead, HP2 4DF
Asking price £350,000

Sears & Co
estate & letting agents

**** NO UPPER SALES CHAIN ****

A well proportioned three bedroom family home, situated in this popular position on Longlands, Adeyfield, HP2.

Accommodation includes an entrance hallway, living and dining areas, kitchen, utility area, downstairs w/c, three first floor bedrooms, bathroom and a separate w/c.

Externally the property further benefits from an area of frontage and a private rear garden. Council tax band D. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Double glazed window. Radiator. Stairs rising to the first floor accommodation. Access to the kitchen and living area.

Living Area

Double glazed bow window. Radiator. Archway to the dining area.

Dining Area

Double glazed window. Radiator. Serving hatch.

Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Space for a freestanding oven and low level fridge. Stainless steel sink with drainer unit. Tiling to splash back areas. Under stair storage cupboard. Pantry cupboard. Tile effect flooring. Opening to the utility area.

Utility

Double glazed window. Double glazed door to the rear

garden. Space for a freestanding washing machine. Vinyl flooring. Access to the w/c.

W/C

Double glazed window. Fitted with a low level w/c. Space for a freestanding tumble dryer.

First Floor Landing

Airing cupboard. Access to the loft. Access to the w/c, bathroom and three bedrooms.

Bedroom

Double glazed window. Radiator. Fitted with a range of built in bedroom furniture.

Bedroom

Double glazed window. Radiator.

Bedroom

Double glazed window. Radiator.

Bathroom

Double glazed window. Fitted with a panel enclosed bath and a cabinet enclosed wash basin. Tiling to splash back areas. Vinyl flooring.

W/C

Double glazed window. Fitted with a low level w/c.

To The Front

An area of frontage laid with loose stones. Pathway to the front door.

To The Rear

A private garden arranged with areas of block paving and planting. Brick built shed. Partly enclosed by timber panel fencing.

Note

We have been advised that the property has a 'back boiler' that is currently not in working order.

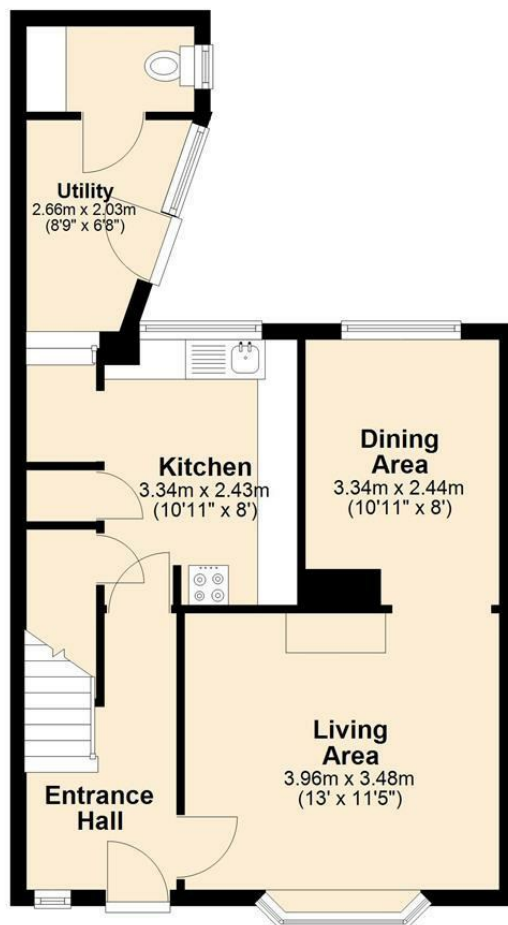
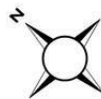


Sears & Co

www.searsandco.co.uk call: 01442 254 100

Ground Floor

Approx. 48.4 sq. metres (520.6 sq. feet)



First Floor

Approx. 45.6 sq. metres (490.3 sq. feet)



Total area: approx. 93.9 sq. metres (1010.9 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright © SKMSTUDIO
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Sears & Co

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

